



**United States Department of the Interior**

NATIONAL PARK SERVICE  
Fire Island National Seashore  
120 Laurel Street  
Patchogue, NY 11772

**Review and Comments on Building/Zoning Permit Application**

**Applicant(s):**

Owner: Naomi Sager

**Tax Map #:**

492-2.28

**Application No.:**

Receipt #41635

**Zoning Authority:**

Islip

**Community:**

Fair Harbor

**Object (Yes/No):**

Yes

*If Objection status is "Yes", property will be subject to the condemnation authority of the Secretary of the Interior, if built as proposed, or previously built with or without permits beyond allowable standards.*

**Reason for Objection:** Other

**Objection Type:**

See Comments

**Comments:**

Although this is a proposed reconstruction of a storm-damaged house, the Seashore objects to this proposal because of its apparent proximity to the proposed Fire Island Inlet to Moriches Inlet Storm Damage Protection Plan (FIMI). Additionally, the entire property is located within New York State's regulated Coastal Erosion Hazard Area (CEHA) which may preclude this type of construction. See attached letter for additional explanation regarding this objection.

*Review of this application for construction or variance request within the Fire Island National Seashore is made in accordance with 36 C.F.R. Part 28, Federal Zoning Standards for Fire Island National Seashore.*

**Superintendent**

9/17/2014

**Date**

Cc: Applicant



**United States Department of the Interior**  
**NATIONAL PARK SERVICE**

**FIRE ISLAND NATIONAL SEASHORE**

**120 Laurel Street**

**Patchogue, New York 11772**

**(631) 687-4750**

IN REPLY REFER TO:

986.40-7.31

James H. Bowers, Chairman  
Town of Islip Zoning Board of Appeals  
40 Nassau Ave, Suite 1  
Islip, NY 11751

RE: Naomi Sager, 111 Broadway, Fair Harbor, Fire Island  
SCTM Number: 0500 49200 0200 028000  
**Receipt # 41635**

Dear Chairman Bowers and Members of the Board:

In response to the variance request referenced above, Fire Island National Seashore objects to the variance application to construct a new house, along with the requested setbacks at the above referenced property. Our findings are as follows.

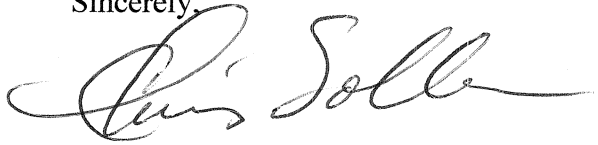
Presently, Suffolk County is working in cooperation with the Town of Islip and the U.S. Army Corps of Engineers (Corps) to provide shoreline protection to the communities on Fire Island, as well as the mainland of Long Island, by way of constructing a dune project along the oceanfront of Fire Island. This project is known as the Fire Island to Moriches Inlet Storm Damage Protection Plan (FIMI). Per that project, the Corps is engaging in an updated survey for the entire shorefront that will accurately show present beach conditions, dune placement locations and easement requirements from adjacent property owners, wherein old survey data, such as what is shown on the survey provided with this application, may no longer be relevant or valid. Until that survey work is completed and easements are acquired that will dictate where this project will be placed, all private construction requests, including new pools and decks should be denied, as such construction will only serve to hamper the FIMI project efforts of providing protection for Fire Island communities and Long Island, at large.

Additionally, this property is located entirely within the New York State regulated Coastal Erosion Hazard Area (CEHA), wherein reconstruction of structures such as Ms. Sager's house, may be precluded under that law. It is our understanding that the Town of Islip has not adopted this state law into its own code, thereby relying on the administration and permit authority of the New York State Department of Environmental Conservation (DEC). Has the applicant applied for a permit from DEC for this work in the CEHA?

In closing, we recommend denial at this time of the proposed construction at this property. Again, by so granting, the FIMI project will likely be hampered by easement disputes, which would then only serve to postpone the project that the State of New York, Suffolk County, the

Town of Islip, in conjunction with the Corps of Engineers and the National Park Service have worked so hard to establish for the proposed storm damage protection project for the south shore of Long Island. When the FIMI project is completed, then the variances for the construction could be reconsidered.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Soller", with a stylized, flowing script.

K. Christopher Soller  
Superintendent

CC: Applicant